

Please Note: Proposed Additions are underlined in blue

Proposed Deletions are crossed out in ~~red~~

Chapter 16.12 Residential Land Uses

16.12.010. - Purpose and Density Requirements

A. Very Low Density Residential (VLDR)

1. Standard Density

The VLDR zoning district provides for low density, larger lot single-family housing and other related uses in natural resource and environmentally sensitive areas that warrant~~ing~~ preservation, but are otherwise deemed suitable for limited development. Standard density in the VLDR zone is, ~~with a density of~~ 0.7 to 1 dwelling unit per acre.

2. VLDR Planned Unit Development Density Standards

~~If~~Property in the VLDR zone that is developed through the Planned Unit Development (PUD) process, ~~as under~~per Chapter 16.40, ~~and~~ if all floodplain, wetlands, and other natural resource areas are dedicated or remain in common open space, ~~the permitted~~may develop to a density of 1.4 to 2.0~~two (2)~~ dwelling units per net buildable acre ~~may be allowed under the following conditions~~:

~~Minor land partitions shall be exempt from the minimum density requirement.~~

a. ~~The Housing densities up to two (2) units per net buildable acre, and~~ minimum lot sizes ~~of~~ is not less than 10,000 square feet; ~~may be allowed in the VLDR zone.~~

b. The following areas are dedicated to the public or preserved as common open space: floodplains, ~~as per~~ under Section 16.134.020 (Special Resource Zones); natural resources areas as shown on, ~~per~~ the ~~—~~ Natural Resources and Recreation Plan Map, attached as Appendix C, or as specified in Chapter ~~—5~~ of the Community Development Plan; ~~and~~ wetlands defined and regulated ~~as per~~ under current ~~—~~ Federal regulation and Division VIII of this Code; and

c. The ~~Review Authority determines that the~~ higher density development ~~would~~ will better preserve natural resources as compared to one (1) unit per acre ~~design~~.

3. Southeast Sherwood Master Planned Unit Development

a. Property in the VLDR zone that is developed through the Planned Unit Development process under Chapter 16.40 and is based on, and generally conforms to the concepts, goals and objectives of the SE Sherwood Master Plan may develop to a maximum density of 4.0 dwelling units per net buildable acre.

Recommended Development Code Language

April 2, 2013

- b. Development under Section 16.12.010.A.3 must generally follow the development pattern shown as Alternative B/C in the SE Sherwood Master Plan (2006) and address the following factors:
 - (1) Varied lot sizes are allowed with a minimum lot area of 10,000 square feet if it can be shown that adequate buffering exists adjacent to developed properties with screening, landscaping, roadways or open space.
 - (2) The open space areas as required by Chapter 16.40 (Planned Unit Development), where feasible, should include parks and pathways that are located within the general vicinity of Alternative B/C in the SE Sherwood Master Plan.
 - (3) There is a pedestrian friendly transportation system that links the site with nearby residential developments, schools, parks, commercial areas and other destinations.
 - (4) The unique environmental opportunities and constraints identified in the SE Sherwood Master Plan.
 - (5) The view corridors identified in the SE Sherwood Master Plan.
 - (6) Housing design types that are compatible with both surrounding and existing development.
- c. A density transfer under Chapter 16.40.050 C. 2. is not permitted for development under this Section 16.12.010.A.3.
- d. The Planning Commission will consider the specific housing design types identified and the preservation of the identified view corridors at the time of final development review to ensure compatibility with the existing and surrounding development.